

## ***Narrative Proposal***

### **1. COMMUNITY NEED**

#### **a. Targeted Community and Brownfields**

Since its founding in 1632, Portland has served as the gateway for manufacturing and transporting Maine's bounty of fish, farm, and forest products throughout the world. Our deep harbor is closer to Europe than any other urban U.S. port, and during World War II, Portland was a home base for the North Atlantic fleet, which supported battlefronts in Europe while 30,000 civilians built Liberty ships, locomotives, and rail cars.

Following World War II, we have witnessed several transitions: distribution of products by truck instead of ship and rail; restructuring of the economy from manufacturing goods to providing services; and the outmigration of Portland's families and working youth. These transitions have left behind a legacy of vacant and abandoned commercial and manufacturing sites and run-down older housing. The economics of cleaning up these sites drives development to greenfields and contributes to sprawl, inefficient use of existing infrastructure, decreased tax revenue, and missed opportunities for remediation and reuse.

Recapturing our potential to attract manufacturing businesses and jobs through the "smart growth" redevelopment of Brownfields sites, and the provision of safe and affordable housing for our underserved manufacturing workforce, are the central themes of this application. The importance of these themes has been recognized through the designation of greater Portland as one of the U.S. Department of Commerce's "Investing in Manufacturing Communities Partnership" (IMCP) regions. The City of Portland is a core partner in the Greater Portland Council of Government's (GPCOG) IMCP program (**see Appendix 3**).

#### **i. Target Community Description**

Though RLF activities may be performed throughout Portland, our two target areas are described below.

Portland Waterfront. The Waterfront is a mixed industrial district along 20 wharves and working properties that include a former locomotive foundry (Portland Company), a manufactured gas plant (Portland Gas Works), and a host of historic legacy industrial sites. This area of Portland is also home to numerous marine operations including fishing vessel berthing, lobster pounds, bait wholesaling, fish processors, ice and fuel sales, marine fabrication and construction, vessel services, freight and ferry operations, and tourism. Though it is crucial to have these businesses located along the Waterfront, this area is burdened by aging infrastructure, blighted buildings, neglected and dilapidated wharfs, and legacy environmental issues such as old oil tanks, contaminated sediment from urban runoff, and industrial fill. These challenges combined with the cumulative environmental issues that have impacted the Gulf of Maine have also resulted in a recent steep decline in the volume of fish landings and liquid (petroleum) freight in Portland.

Bayside: For over a century, Bayside functioned as an industrial district served first by ship, then railroad, and now truck. This industrial past has lowered remaining residential property values, making Bayside one of the only options for immigrants and political refugees. Without a powerful voice, the homes of these sensitive populations were devastated by Urban Renewal. Between 1962 and 1969, 154 housing units were razed to create a 4-lane arterial that bifurcated the community. These projects truncated a number of side streets, isolating the neighborhood from services, recreational outlets, and our cultural City center. Bayside currently contains the poorest and most racially diverse Census tracts in the City, if not the state.

#### **ii. Demographic Information**

Data for our targeted areas are tabulated below. As these data show, these residents are more likely to be unemployed, earn less, live in poverty, reside in low-income neighborhoods with old housing stock, be minority and foreign-born, and rely on public assistance. These figures point to the need for employment, such as manufacturing jobs with limited initial barriers to entry, as well as affordable high quality housing.

		Waterfront (Tract 3)	Bayside (Tracts 5&6)	Cumberland County	Maine	National
1	Population	2,587	5,516	284,351	3,328,535	311,536,594
2	Unemployment	13.8%	12.0%	4.4%	5.7%	5.3%
3	Poverty Rate	41.2%	38.0%	11.7%	13.9%	11.3%
4	Percent Minority	17.9%	36.1%	8.8%	6.0%	36.7%
5	Median Household income	\$21,792	\$25,286	\$59,560	\$48,804	\$53,046
6	Low-Moderate Income	80%	65%	40%	39%	40%
7	Housing Built Before 1970	86.7%	75.2%	47.6%	45.5%	40.5%
8	Percent on Public Assistance	10.2%	16.6%	3.9%	4.6%	2.8%
9	Foreign Born Population	13.5%	26.4%	6.3%	3.5%	13.1%

Sources: #1, 3-5, and 7-9 from the 2010-2014 American Community Survey (ACS); #6, 2006-2010 ACS; #2, Bureau of Labor Statistics for US, State & County

### iii. Description of Brownfields

The Portland Waterfront is home to 2,587 people, and this target area encompasses approximately 30 Brownfields sites on 80 acres. These sites include wharfs, marine fueling facilities, and abandoned warehouses, manufacturing facilities, and distribution centers. Many of these marine-related Brownfields are positioned directly adjacent to the dense housing district of downtown Portland. The urban fill, blight, forgotten petroleum tanks, and overall depressing appearance of these properties negatively impacts the surrounding community and complicates development both on and adjacent to these Brownfields sites.

Many of these marine manufacturing-related Brownfields sites are important to our economy. Properties such as those targeted for a future cold storage facility near our marine terminal, or a potential waterfront technology hub that is focused on maximizing the value of our marine products, may not move forward due to Brownfields issues. If this happens, the impact to our target community will be further exacerbated.

Of Bayside's 250 acres, we estimate that, 48 properties on 71.05 acres, or over 28% of the neighborhood, are potential Brownfields sites where environmental stigmas have stalled redevelopment. Sites include vacant and blighted warehouses, gas stations, parking lots, auto repair shops, maintenance facilities, and distribution terminals with building sizes ranging from a 300-SF garage to a 34,000-SF warehouse.

In Bayside, past ill-fated Urban Renewal projects have resulted in Brownfields sites located in direct proximity to residences that are home to **low income, immigrant, political refugee, and other sensitive populations**. Further, demolition waste generated by the Urban Renewal effort that contains lead, asbestos, arsenic, and polycyclic aromatic hydrocarbons (PAH) were buried in place in Bayside. Therefore, the land throughout this target area is known to have suffered from negative environmental impacts.

### iv. Cumulative Environmental Issues

Heavy development in areas surrounding Portland has increased impervious surfaces, such as roads, driveways, and roofs. When it rains, water not absorbed into the ground runs over impervious surfaces, picking up chemicals, heavy metals, oil, pesticides, and other contaminants associated with our industrial past, all of which get deposited in Portland Harbor. Stormwater runoff is the primary driver of our non-point source pollution and heavy metals such as cadmium, chromium, lead, mercury, nickel, silver, and zinc remain in high concentration throughout the harbor as a result of 150 years of industrial activity and runoff.

Another concern is asthma, which is known to be triggered by environmental stimulants and results in wheezing, coughing, and tightening of the chest. Maine is situated in the nation's "tail-pipe," where the Gulf Stream deposits smog, smoke, and ozone. According to the Maine CDC, 14.1% of children in our county

suffer from asthma compared to 8.9% nationwide. At 16.5%, the asthma rate for minorities is even higher.

In addition, the presence of historic fill challenges Brownfields redevelopment. On July 4, 1866, a Great Fire swept across the Portland peninsula, destroying 1,500 buildings. The resulting ash, which contains lead and PAHs, was used as fill. According to studies completed by the University of Southern Maine (USM), lead present in Portland's soil results from the historic presence of 233 lead-using industries and "the cavalier redistribution of contaminated soil." As part of an EPA Community Cares grant, over 90% of soil sampled at 179 properties in 2011 contained lead exceeding the EPA residential standard for soil.

## **b. Impacts on Targeted Community**

### **i. Impacts on Public Health or Welfare**

Although many industries have disappeared, a legacy of dust and air impacts remain. Cancer is the leading cause of death in Cumberland County. Portland has a higher incidence of lung cancer than other areas in Maine and the U.S., with a death rate of 256 per 100,000 population compared to 242 for Maine and 184.9 in the U.S. In addition, Maine has the highest rate of asthma in New England. The prevalence of asthma in the Waterfront target area ranges from 33.4-35.7 cases per 1,000 people, 15% higher than the state.

Residents and business owners also recognize the public safety hazard posed by Brownfields sites. In 2009, USM conducted a planning study of East Bayside. Residents noted that the industrial section of the neighborhood is laid out in long blocks that create pockets of darkness with limited street connectivity and sidewalks. Amongst business owners, 80% identified street litter as a major concern. Trash is also common at Fox Field, where teams line up before soccer games to collect trash, needles, and broken glass. This environment translates into a general lack of pride and reduces the welfare of our citizens.

Our targeted Brownfields sites are typified by the following conditions: 1) former manufacturing facilities contaminated by metals, PAH, PCBs, and solvents that result in blight and contaminated soil; and 2) substandard housing containing lead paint and asbestos that lead to lead poisoning and crime.

### **ii. Threats to Health & Welfare of Sensitive Populations**

The health of **minorities** is disproportionately impacted by environmental problems. Much of the Waterfront and Bayside was built on fill, including lead and PAH-containing debris from the Great Fire of 1866. This debris is present throughout our target areas, which house minority populations that are double to over six times those of the state. According to the U.S. CDC, lead interferes with the development of the body's organs, especially in **young children**, where it impedes learning. In addition, a 2009 Columbia University study determined that high exposure to PAHs by **pregnant women** causes lower IQ and childhood asthma.

Through an EPA Community Cares grant, Portland ranked lead contaminated soil as a top priority. During the summer of 2011, soil samples were analyzed to contain lead concentrations ranging from 1,329 to 1,724 mg/kg. These alarming levels pose a threat to **young children**, who can ingest soil while at play.

Based on Census data, more than 75% of the housing stock within our target areas was built before 1970. Further, the Maine CDC has determined that more than 80% of lead poisoned **children** lived in rental housing, and according to the United Way, 15.9% of the City's children screened for lead had elevated levels. Without the assistance provided by Brownfields funds we will continue to struggle to provide safe and affordable housing to our citizens, particularly our **children, immigrant, and minority** populations.

Another sign of distress and impact on welfare is substance abuse. Last year, 1,693 Portlanders were admitted for treatment—a rate 50% higher than any other community. About 40% of high school students have used alcohol within the last 30 days, with half engaged in dangerous binge drinking. The challenges posed by crime and substance abuse are particularly hard felt in our **low-income** target communities.

### iii. Disproportionate Impacts

The poverty and minority rates in our target areas are significantly higher than county, state, and national rates. According to the EPA's EnviroMapper, there is also a high concentration of regulated air, water, waste, and toxics sites along the Waterfront. This correlation demonstrates the disproportionate impact of Brownfields sites on this area's low-income and immigrant populations. Bayside also suffers from a disproportionate share of environmental risks. Based on EnviroMapper data, Bayside contains over 20 sites that are currently regulated for air and water quality, waste, and toxics. By contrast, North Deering, the city's wealthiest neighborhood, which is 99% white, contains none.

In addition, simply walking around Bayside, one can see examples of disproportionate impacts. For example, the City's long-time public works and maintenance facility abuts housing occupied by low-income residents, and the entire western boundary of Bayside is a busy interstate highway. Further, in 2012, Bayside accounted for a crime rate of 208 incidents per 1,000 population, five times higher than the City's rate. Blighted Brownfields properties crush community pride and can contribute to this increased crime rate.

### c. Financial Need

### iv. Economic Conditions

Portland needs Brownfields funding to close the gap left by banks and traditional financing tools. Brownfields are located in dense urban areas that have been in industrial use for hundreds of years and the redevelopment of these sites is more expensive and higher risk than comparable projects in greenfields.

However, we recognize the importance of these projects to reduce environmental contamination, reuse existing infrastructure, increase our ability to replace lost manufacturing jobs, and create much needed high quality low-income housing. In fact, we have several projects that are in the pipeline and are ready to begin cleanup activities. Examples include: several urban infill development projects to create affordable housing by Avesta; a marine jobs focused development on the Waterfront to create a manufacturing technology hub on a currently dilapidated wharf; and a state-of-the-art cold storage facility positioned on a former manufactured gas plant that will help transport Maine's products all over the world. Representative letters of interest for these projects and others are attached to this application.

Despite the potential demonstrated by just these few example projects, Portland has insufficient budget and sources of funding to catalyze these projects. The following are a few examples of why this hardship exists:

Staggering Costs for Infrastructure. Our sewer system dates back to the mid-1800s, when raw sewage was discharged into the harbor. When heavy rains overwhelm the sewer system, wastewater flows directly into the bay. These combined sewer overflow (CSO) systems were prohibited after the passage of the Clean Water Act. From 1993 to 2014 the City spent \$94M on upgrades, and we will need to spend \$170M more over the next 15 years. The cost of these efforts falls heavily on both the City and our residents.

General Assistance. Portland spends more on General Assistance than any other city in the state. In 2013, Portland provided \$9.6M in direct financial assistance to 4,376 clients – 6.6% of the City's population, an increase of 250% since 2003. While Portland is reimbursed for some of this aid, Governor LePage announced a policy in June to cut off State reimbursement to any municipality that provides assistance to undocumented immigrants. In Portland, 31% of General Assistance clients are **asylum seekers** whose legal status is unresolved, meaning that the City will shoulder the full burden of the State's punitive policy.

Job Losses, Plant Closures, and a Decrease in the Tax Base. The economic distress presented in the data above is linked to a decline in manufacturing. 50 years ago, one of every two jobs in our target areas were in manufacturing. Now it is one in 18. Since 2000, Cumberland County lost 7,566 jobs, including 3,879 manufacturing jobs. These lost jobs and vacant manufacturing facilities are directly related to the creation

of Brownfields sites and our inability to redevelop these properties without further assistance.

Natural Disaster. An additional economic disruption that has impacted our target areas includes the severe winter storm that brought snow and flooding to the state in January 2015. This storm, which was declared a major disaster in Maine by President Barack Obama, resulted in over \$2.5M in related costs to Cumberland and neighboring counties and caused a \$700,000 budget overrun for Portland's Public Works Department.

In summary, the City is limited in its capacity to raise revenue beyond property taxes, and our recent job losses, manufacturing decline, public assistance burden, and infrastructure liabilities have stretched our modest operating budget to the limit. These fiscal realities limit our ability to draw on other sources of funding to address Brownfields sites, and we simply cannot tackle this challenge on our own.

#### **v. Economic Effects of Brownfields**

Between 2012 and 2013, employment in the City of Portland decreased by 0.1%, compared to a 1.2% national increase. According to the Maine Department of Labor, the manufacturing sector in our county has been cut in half over the last 30 years. Further, in Portland, we have fallen from 3,765 manufacturing jobs in 2001 to just 2,671 in 2014; a loss of nearly 30%. Reductions in the number of manufacturing enterprises is consistent with our downward employment trend. These facility closures represent a triple burden in lost taxes and wages, as well as a loss of community pride grounded in a heritage of productive manufacturing.

Brownfields sites within the target areas have caused a cycle of disinvestment and poverty. Portland's decimated economic ability combined with a high population of low income residents has resulted in a deficit of safe and affordable housing. According to a 1/9/15, *Portland Press Herald* report, we were only able to help 8% of applicants find housing assistance in 2014. In addition, per a 2015 GPCOG Workforce Housing Demand study, only 29% of the units constructed from 2010-2014 were affordable to a household earning just the median income. We need Brownfields funds to reduce our affordable housing gap.

## **2. RLF PROGRAM DESCRIPTION AND FEASIBILITY OF SUCCESS**

### **a. Program Description and Marketing Strategy**

#### **i. Program Description**

Our RLF program will help Portland achieve the desired outcome of the **remediation and sustainable redevelopment of Brownfields properties to create opportunities in manufacturing and affordable housing**. Our ability to implement this program and achieve this outcome is described below.

Alignment with Land Use Revitalization Plans: Our objectives are aligned with the City's Comprehensive Plan, specifically in fulfilling the objectives of high density infill development, affordable housing creation, transportation-focused manufacturing projects, and development that considers the risks posed by climate change. In addition, our RLF will be aligned with GPCOG's IMCP program objectives to scale up food-related manufacturing opportunities and reuse existing infrastructure. Finally, we will operate the RLF program in accordance with the vision of Sustain Southern Maine, a Partnership established in 2010 with a \$1.6M grant from HUD, EPA, and the U.S. DOT. The objectives of this Partnership are *"to increase the share of residential and commercial construction on underutilized infill development sites that encourages revitalization while minimizing displacement in neighborhoods with disadvantaged populations."* We are in continuous collaboration with GPCOG, Sustain Southern Maine, and our community leaders, which will help our vision stay consistent with Portland's needs throughout the RLF program.

Competent Team to Ensure an Effective Program: Portland currently maintains a long-tenured team of development and financial professionals with direct experience in RLF administration. This team has managed \$855,000 under the City's previous Brownfields RLF program and also managed the cleanup and redevelopment of EPA-funded projects throughout the City. Key Team Members include

*Program Manager:* Greg Mitchell, City of Portland Economic Development Director

*Project Manager:* Nelle Hanig, City of Portland Business Programs Manager

*Fund Managers:* Cathy Ricker, CPA and City Controller and Lori Paulette, Senior Executive Assistant

*Underwriter:* Vin DiCara, DiCara Training and Consulting, LLC

*Legal Advisor:* Michael Goldman, City of Portland Associate Corporation Counsel

*Qualified Environmental Professional (QEP):* To be procured via a competitive selection process

*Brownfields RLF Review Board:* Portland Development Corporation (PDC), an 11 member Board, which includes the City Manager and Mayor as ex-officio voting members, along with bankers, developers, business owners, attorneys, engineers and others.

Selection of Borrowers and Subgrantees: Eligibility for sites and potential borrowers will initially be reviewed by our QEP. We will then work with our partners at the Maine Department of Environmental Protection (DEP) and the EPA to confirm eligibility before proceeding with the RLF review process. Subsequent to positive due diligence results, the applicant's financials, both historic and projections, along with tax returns will be provided to the underwriter for review. The underwriter analyzes the financial viability of the applicant and the proposed project, and whether it cash flows and will have the ability to meet its debt service with the addition of the Brownfields loan. The underwriter's report with a recommendation for approval or denial is then presented to the Brownfields RLF Review Board. The Board reviews the report and votes whether to approve the loan request. A similar process would be followed for subgrants.

In addition to the community engagement program discussed below in Section 3, the City will also rely on our Planning Department, Economic Development Department, City Council, City Manager, and Mayor to solicit input on the selection process. This practice will supplement the public input to ensure that the potential applicant aligns with the goals of our existing Comprehensive Plan.

Representatives of existing Brownfields redevelopment projects that are ready to begin immediately have articulated cleanup needs of over \$2,500,000. Examples include Avesta Housing, Maine's largest nonprofit housing developer, which is planning up to 15 affordable housing projects over the next five years; Thompson's Point, which is redeveloping a 28-acre rail yard into a mixed use event and education center; a cold storage facility near our marine terminal; and a waterfront technology hub that is focused on maximizing value of our marine products. In general, these and other potential applicants fit into the following categories: for-profit developers facing high costs to redevelop city infill lots; nonprofit developers creating manufacturing focused projects; and other nonprofit developers engaged in economic and community development, including housing. Letters of interest for these projects and others, which demonstrate a variety of for and nonprofit projects that align with our goals are attached to this application.

Structure and Administration of Loans and Subgrants: Our proposed loan/grant ratio will be roughly 70/30, allowing for 2 to 6 loans ranging in size from \$80,000 to \$240,000 each and up to 2 subgrants of approximately \$90,000 each. Awards will require a 20% match. Loan terms will be flexible and tailored to the project but will generally be 5-10 years at 3% interest. We will also require repayment if the borrower sells the property. As detailed above, Vin DiCara, who brings 29 years of experience, will assist us in determining borrower and subgrantee financial viability and risk.

Reasonable and Prudent Lending Practices: The City will ensure the sustainability of the RLF through solid management gained from our Brownfields redevelopment experience, our RLF underwriting expertise, and our focus on program sustainability. Our RFL program will conform to prudent lending practices based on administration of a similar fund capitalized by the U.S. EDA and Finance Authority of Maine (FAME), including stringent underwriting, servicing, and reporting tasks. Financial viability and risk will be reviewed and analyzed by the underwriter and presented for review and consideration to the Brownfields RLF

Review Board. This Board has been reviewing requests for the City since the early 1990s, lending a total of \$8,843,035 via 144 loans. Those loans leveraged over \$100 million in private investment.

Leveraged Funding for Projects: While the RLF can be used to cover the eligible cleanup costs of Brownfields sites, our success will depend on collaboration with our borrowers and sub grantees to access other funds to facilitate their projects. In order to ensure RLF sustainability, we will require that the developer has firm commitments for total project funding before the RLF monies are made available. The City of Portland and our supporting community organizations can provide assistance in identifying and securing additional project funding to help projects proceed.

Approach to Encourage the Revolving of Funds: Consistent with our previous Brownfields RLF, which was initiated in 1999, recapitalized in 2006, and closed in 2013, the focus of this program will be awarding loans (versus subgrants), which will produce program income. Our previous program issues \$497,000 in loans, which fully revolved and created \$209,000 in income. This approach will continue for this RLF.

Maximizing Resources for Lending and Gap Financing: As a regional center in northern New England, and a point of contact for economic and community development, we are familiar with over 40 different State and Federal programs to provide gap and high-risk funding. The City also manages several Commercial RLF funds of its own that provide financing for startups and expanding companies. Those funds, which are not focused on remediation, would remain separate but compliment any new funds awarded to initiate a Brownfields RLF. Also, as a HUD Entitlement Jurisdiction, the City of Portland receives an annual allocation of Community Development Block Grant (CDBG) and HOME Program funding, which incentivize and leverage additional funding sources for housing, economic, and community development projects. In addition, we have experience aligning private resources such as capital and equity investment via our relationships with developers and past project performance. These tools and relationships will be available to Brownfields RFL applicants. Additional funding resource capabilities are described in Section 2(c).

## **ii. Marketing Strategy**

We will market to prospective RLF clients in a manner that is consistent with our Comprehensive Plan, community needs, and program vision. Specifically, we will focus on projects that redevelop vacant and/or underutilized properties to create manufacturing and affordable housing opportunities, enhance the quality of life for our residents, and grow the economic vitality of the our neighborhoods and districts.

To meet these goals, we will initially utilize our existing collaborative relationship with GPCOG's active Brownfields Assessment program and inventory, which can serve as a pipeline for prospects. Though we recognize that GPCOG has an RLF program as well, the funds for this program are reportedly fully committed. Further, GPCOG services potential borrowers throughout Cumberland County whereas the City's program will be focused on Portland. A successful Portland RLF grant application will allow GPCOG and the City to comprehensively serve the needs of both Cumberland County and the City of Portland.

We have already communicated with GPCOG, and interest from developers associated with their portfolio is very high. Identified potential projects include several Avesta affordable housing developments, Thompson's Point, a future cold storage facility near our marine terminal, a potential waterfront technology hub that is focused on maximizing the value of our marine products, and the Portland Company, a mixed use residential and commercial development that will provide and public access to the waterfront.

In the long term, we will continuously use the City's extensive existing relationships with real estate brokers, commercial lenders, owners, and for-profit and non-profit developers to maintain a steady stream of referrals. These relationships may be supplemented by soliciting the community organizations identified in Section 3, and/or a more general approach, including a web page, direct mailing, and social media outlets.

**b. Task Description and Budget Table (all RLF funding will be for hazardous substances)**

The following tasks will be completed to implement the program and a budget table follows. It is important to note that all personnel time, except the City Attorney, will be contributed as in-kind service. This will reduce the borrower's financial burden, increase project viability, and (depending on program performance and specific project needs) potentially increase the funding available for loans and/or subgrants.

Task 1: Cooperative Agreement Oversight: Travel is for two staff to attend two National Brownfields conferences for a total of \$6,000 (airfare/lodging/meals). Staff time to attend the conferences, prepare EPA work products and plans, and procure a QEP, is an in-kind cost share of \$29,400, though City Attorney time to review the QEP contract at (4X\$150/hr plus 40% fringe) will be grant funded. Contractual includes 120 hours of QEP time at \$120/hr to prepare outputs including 20 Quarterly Reports and ACRES updates.

Task 2: Marketing and Engagement: Subtasks include: 1) outreach to community leaders; 2) develop outreach materials; and 3) solicit owners and developers. Personnel time to conduct outreach and develop a website is an in-kind cost share of \$8,400. Travel includes 200 miles at \$0.575/mi plus tolls to meet with developers. Supplies include \$1,000 for brochures and marketing displays. Contractual covers the cost of our QEP to participate in subtasks 1 and 3 based on 180 hours at \$120/hr. Outputs: 10-15 developer/community meetings, marketing materials, and a website.

Task 3: Enrollment: Includes due diligence necessary to enroll sites. Personnel costs to review documents and attend RLF Review Board meetings is an in-kind contribution of \$12,600, though City Attorney time (120 hoursX\$125/hr plus 40% fringe) to prepare and review legal documents will be grant funded. Travel is 200 miles at \$0.575/mi plus tolls to meet with underwriters. Supplies includes \$400 in copies/recording fees. Contractual covers QEP review of assessments (140 hours at \$120/hr) and underwriting services (160 hours at \$100/hr). Outputs: 4-10 Review Board reports and 4-8 closing documents.

Task 4: Cleanup: The client's QEP will prepare required EPA and DEP reports. Personnel covers staff time to monitor awards and service loans is offered at \$8,400 as in-kind, though 40 hours at \$125/hr plus 40% fringe are budgeted for the City Attorney to take action in the event of a default. Supplies (\$2,320) covers fees/support for the website and RLF tracking software. Contractual is for our QEP to monitor the cleanup and review reports, estimated at 360 hours at \$120/hr. Remaining funds are expected to be distributed in loans (\$480,000) and subgrants (\$180,000). After the City's in-kind match (\$58,800), the remaining cost share (\$101,200) will be contributed via eligible expenses that exceed RLF funding. Outputs: 4-8 sets of ABCA's, CRP's, QAPP's, Remedial Action Plans, Specifications, and Remediation Reports.

Funding Type	Budget Categories	1. Cooperative Agreement Oversight	2. Marketing & Engagement	3. Enrollment	4. Cleanup	Total
Hazardous Substance Funds	Personnel	\$ 600	\$ -	\$ 15,000	\$ 5,000	\$ 20,600
	Fringe (40%)	\$ 240	\$ -	\$ 6,000	\$ 2,000	\$ 8,240
	Travel	\$ 6,000	\$ 120	\$ 120	\$ -	\$ 6,240
	Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
	Supplies	\$ -	\$ 1,000	\$ 400	\$ 2,320	\$ 3,720
	Contractual	\$ 14,400	\$ 18,000	\$ 32,800	\$ 36,000	\$ 101,200
	Loans	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000
	Subgrants	\$ -	\$ -	\$ -	\$ 172,000	\$ 180,000
Federal Funding Subtotal						\$ 800,000
Cost Share						\$ 160,000
Total Budget						\$ 960,000

We will track outputs and outcomes via quarterly reports that the Brownfields RLF Project Manager and Fund Managers will submit to the EPA throughout the life of the program. These reports will track the number of loans and subgrants, as well as ABCA's, CRP's, QAPP's, and Remedial Action Plans. The City's Fund Managers will manage the internal accounting software to track transactions associated with each project as well as in-kind and cash matches. In addition, the QEP will file ACRES updates throughout the lifecycle of each site to track acres assessed for reuse, including greenspace, housing, and jobs. Finally, our Program Manager, Project Manager, RLF Review Board (the PDC), and our Community Organization partners will identify measures for tracking improvements to public health and the environment.

### **c. Ability to Leverage**

Our Brownfields RLF program has the potential to leverage \$450M from the public and private sectors, including committed private developers, and available U.S. EDA, HUD, local Tax Increment Financing, and conventional bank financing. Documentation of leveraged funding potential from currently committed projects is included in **Attachment F**.

We will also leverage GPCOG's \$200,000 Brownfields Area Wide Planning (AWP) Grant, for which the City was a co-applicant. This grant will be used to launch a study to revitalize East Bayside. This is one of our target areas and the AWP effort will help focus and build public support for Brownfields redevelopment.

In addition, to help fight some of the environmental and economic challenges that exist below the waters of harbor, EPA awarded a \$350,000 FY2015 Brownfields Site Specific Assessment Grant to the Portland Harbor Commission for evaluation of submerged sediments for potential remediation. Remediation of industrial uplands (as would be promoted a Brownfields RLF) will leverage the Portland Harbor Commission's work to assess submerged lands, thereby supporting commercial berthing and water dependent industries such as fish processing, food production, and marine manufacturing.

Examples of relevant supplemental funding programs follow. **Based on our past success with these programs, we will be able to help our borrowers secure additional funds during the RLF period.** Please note that none of the programs listed below are focused on high-risk remediation assistance such as provided by the Brownfields RLF. However, we will encourage our applicants to also apply for funding through these programs to further leverage the RLF grant funds and increase project viability.

EDA RLF: This RLF is capitalized by the FAME and the U.S. EDA and provides gap financing to fund land acquisition, building construction and renovation, working capital, and machinery and equipment. The average loan size has been \$64,193; though, the maximum amount is \$250,000. These loans have leveraged \$40.7M in other funds, for a leveraging ratio of 0.90. If the Brownfields RLF applicant is a for-profit, we will consider layering these funds as part of a finance package.

Pine Tree Zone (PTZ): Expanding businesses in targeted industry sectors are eligible for a package of State incentives, including corporate income tax credit and payroll tax reimbursement. Since 2009, 53 businesses in Cumberland County have been certified, leveraging 2,131 new jobs and \$106M in private investment. The PTZ program is active, and we will pursue opportunities to further leverage our RLF.

Tax Increment Financing (TIF): State enabling legislation allows Portland to execute agreements with the private sector to capture the net new valuation associated with economic development projects. In 2011, the Thompson's Point project executed a \$32M TIF with the City of Portland to support development costs at a \$100M mixed use project on a former rail yard. TIFs have also been used to fund affordable housing projects in Portland, and this tool will be used to further leverage the BRLF program.

City of Portland HUD-Funded Programs: The City of Portland is a HUD Entitlement Jurisdiction, and as such receives an annual allocation of Community Development Block Grant (CDBG) Program funding of

approximately \$1.7 million and HOME Program funding of \$800,000. The City utilizes this funding to incentivize and leverage other resources for housing, economic and community development projects.

City of Portland Commercial RLF: The City has managed a commercial RLF since the early 1990's, making market rate loans to developers, as well as startup and growing businesses. The loans range from microloans to loans of up to \$250,000. To date the City has lent \$8,843,035 via 144 loans and leveraged over \$100 million in private investment.

Coastal Enterprises, Inc. (CEI): CEI is one of the nation's premier rural community development corporations and financial institutions. Market rate loans range in size from \$50,000 for microenterprises to \$500,000 for larger manufacturers.

### **3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS**

#### **a. Plan for Involving Targeted Community & Other Stakeholders; and, Communicating Progress**

The following sections describe our plan to inform and involve our community during the planning and implementation of our program. This plan was designed to be consistent with identified community needs.

##### **i. Outreach**

Our outreach efforts will be focused to connect with both target community members and other stakeholders. We will reach out to these stakeholders to get involved and stay involved in cleanup and reuse planning by using the City of Portland's website, our concerned citizen's listserv, the websites and distribution lists of our community organization partners, and social media outlets available to the City and via our project partners. For citizens without access to the Internet, particularly low-income residents who live near and adjacent to the project sites, we will reach out with direct mailings and flyers posted in the neighborhood. Finally, for those minority community members who may not be able to read materials printed in English, we will work with the City of Portland Refugee Services, who can provide multi-lingual staff to assist with outreach and translation and will include translations on our printed materials.

##### **ii. Engagement**

Once sites are selected, the City will work with our borrowers and subgrantees to ensure there is a Community Relations Plan with at least two public meetings (one during the development of the ABCA and one just before the implementation of cleanup activities). These meetings will be held in the neighborhood of the project site, will be advertised using the outreach methods described above, and will allow residents and business owners two opportunities to discuss the project and voice potential concerns prior to initiation. As necessary to accommodate possible cultural differences, meetings may be held at cultural gathering centers or after other scheduled meetings of cultural groups to encourage participation. At these meetings, we will also discuss measures that will be used to protect human health and the environment during cleanup. We will have both the QEP and City representatives present to address received comments and provide follow up as necessary. City of Portland Refugee Services will also be available for meetings to assist with translation. Beyond neighborhood meetings, there will be several opportunities for public engagement triggered by City ordinance, including master planning, concept approval, and site plan review.

##### **iii. Protecting the Community**

Portland places a high priority on health and safety during projects completed in our City. We will work with our QEP and the developer's team to ensure that a health and safety plan is in place and that site control is established via fencing, signage, flaggers, and/or security personnel prior to initiation. Site control will be used to protect children and other sensitive receptors from coming into contact with on-site contamination. Signage will be printed in multiple languages as appropriate for the neighborhood. Consistent with our Best Management Practices, dust control measures such as wetting and tire wash-downs will be employed to

protect pregnant women and other sensitive populations that may live and work in the area of the sites.

#### **iv. Communicating Progress**

Quarterly Brownfields updates and success stories will be shared through the City's previously described public outreach techniques, which will include emails, website and social media posts, and mailings and flyers, which will be multilingual as appropriate. Each of these updates will also solicit further feedback and provide the opportunity to continue the engagement process throughout the grant.

#### **b. Partnerships with Government Agencies**

##### **i. State Environmental Authority**

The Maine DEP will also serve as our partner throughout the program. Property owners will be required to enroll in the Voluntary Response Action Program (VRAP), which promotes the investigation, remediation, and redevelopment of sites by offering liability assurance protections from state enforcement actions. When cleanup is pursued, VRAP staff will be at the table to provide review and comment on cleanup decisions.

##### **ii. Other Governmental Agencies**

Sites cannot move forward without the EPA and staff members have served on our advisory committee, reviewed RFP, RFQ, and contract documents and participated in our QEP selection process. Quarterly meetings have provided valuable feedback on our planning process and schedule. EPA has also reviewed and approved eligibility requests, cleanup plans, and environmental reports and provided technical expertise. We will continue to foster this positive relationship that results in the redevelopment of RLF sites.

There are a variety of health entities that will be engaged to participate in the RLF program, including two local hospitals, Cumberland Health District, and Healthy Portland. These agencies will be called upon to discuss redevelopment opportunities and potential health risks to the residents of the City, as well as to alert us to new cases of lead poisoning and other health problems within the target areas.

#### **c. Partnerships with Community Organizations**

The following organizations will play important roles in marketing, outreach, planning, and implementation. We have long collaborative relationships with these groups and look forward to continued program contributions. We have also received commitments from the Bayside and East Bayside Neighborhood Associations, the Portland Society of Architects, Portland Trails, and Creative Portland (see Attachment E).

Sustain Southern Maine (SSM): SSM represents 41 communities and 30+ organizations and will play a critical role in marketing and tracking our program, identifying Brownfields sites in target areas, and reaching out to minority, low income, and other underrepresented populations. Further, SSM will help us to support Federal Livability Principles, which are integral to their Sustainable Communities Planning program.

Portland Regional Chamber of Commerce: The Portland Regional Chamber of Commerce supports individual, community, and business growth by offering networking, advocacy, and educational opportunities as well as other benefits. For several years, the Chamber has identified housing costs and the need to attract manufacturing and workers as essential for economic growth. These areas of focus align with the objectives of our program. To provide support, the Chamber has offered to provide marketing outlets through their numerous programming opportunities and to provide professional assistance to developers who are interested in redevelopment sites and/or align them with others in their network.

Healthy Portland: Healthy Portland is a community coalition who works to improve the health of the city by promoting healthy, active ways of life. This coalition consists of folks from schools, businesses, worksites, government, community groups and residents. They will work with us to talk about potential health issues and practical ways to mitigate risk, track and provide health related data, and assist with outreach.

#### 4. PROGRAM BENEFITS

##### a. Health and/or Welfare and Environmental Benefits

###### i. Health and/or Welfare Benefits

Cleaning up sites through the Brownfields program will result in improved health for our community. For example, remediating soil contaminated by PAH and heavy metals from former manufacturing facilities will reduce risk posed by direct contact and particulate inhalation. Soil vapor and groundwater remediation at these industrial sites will also mitigate vapor intrusion into the living and work spaces of our buildings. Redevelopment focused on aged infrastructure can also reduce emissions and lower our rate of asthma.

Another program outcome that will result from the remediation of contaminated soil will be healthier **sensitive populations**, such as pregnant women, who are prone to adverse impacts from PAHs. Our Brownfields RLF program will also have a profound impact on environmental justice, including our goal of reducing **social and economic disparities for low-income, minority communities and other disadvantaged populations**. Specifically, we plan to continue to incorporate **Green Infrastructure** features into our projects and continue the momentum of the Bayside Trail project, which included tree-lined trails that connect our target neighborhoods to healthy food options and recreational opportunities.

Finally, the renovation or replacement of the older substandard housing stock that is characteristic of our target areas will reduce risk posed by asbestos and lead paint. This will also remove blight and increase community pride, both of which will result in a reduction of crime and improved community **welfare**.

###### ii. Environmental Benefits

This program will help reduce the impact of years of industrial use at properties in Bayside, the Waterfront, and throughout Portland. RLF-funded cleanup projects will reduce contamination and prevent continued leaching and migration into groundwater and soil. The reduction of contaminants will also reduce adverse impacts to downgradient receptors that may be impacted by toxic stormwater. These receptors include sediment, surface water, and wetlands, especially those associated with Portland Harbor, which is vital to our community. Finally, Brownfields remediation will remove or contain the urban and contaminated fill that exists throughout our target areas, which can revitalize these properties and create usable **greenspace**.

##### b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse.

###### i. Planning, Policies, and Other Tools

Several plans and programs are already in place to guide the RLF. These include the City's Comprehensive Plan, with functional elements such as Incentives for Affordable Housing, and strategic area plans, like A New Vision for Bayside. The Comprehensive Plan, which specifies encouraging infill redevelopment and affordable housing projects, fosters sustainable development and is consistent with the goals of this RLF. We will also benefit from active participation in GPCOG's Brownfields AWP program, which will create a redevelopment roadmap, focusing on industry, art, culture, and food enterprises.

Our program will also support **Green and Sustainable Remediation** and **Climate Smart Growth** initiatives. The City of Portland's Urban Land Institute (ULI) Resiliency Study, which was completed in May 2014, will be used to consider the impact of extreme storm events and sea level rise on potential projects, particularly those in Bayside and along the Waterfront. Further, procurement policies that encourage use of local contractors, beneficial soil reuse, and building debris recycling will be included in the RLF program.

###### ii. Integrating Livability Principles

Our RLF goals are aligned with several Livability Principles. We intend to create **affordable housing**, especially for the underserved in our target areas. Consistent with our IMCP designation, we will revitalize

manufacturing sites to support **economic competitiveness**, while considering the **values of our communities and neighborhoods**. As a Partnership for Sustainable Communities (PSC) community, we will also **leverage federal investment** through the Southern Maine Sustainable Communities Regional Planning Grant, Revitalizing Maine's Ports, and the Building Blocks for Sustainable Communities programs.

### **c. Economic and Community Benefits**

#### **i. Economic or Other Benefits**

As one of the nation's designated "Manufacturing Communities," the City will use the Brownfields program to help implement a vision to grow the region's manufacturing sector, including the start-up and scale-up of food enterprises. There are over 100 local entrepreneurs looking for industrial space with high ceilings, floor drains, and loading docks like those in Bayside, and according to researchers at the University of Maine, one food maker generates an additional 1.2 jobs in the regional economy. Through our RLF program, we hope to encourage property owners to retrofit space to support local food manufacturing, which will put derelict sites back on the tax role, increase property values, and create momentum for area-wide echo redevelopment. These efforts, combined with the expansion of established businesses, will help us reach our IMCP goal of creating 2,500 jobs in the region's food processing sector with a direct impact of \$400M.

This program will also be used to turn Brownfields into opportunities for new or renovated affordable homes. Based on a state-wide study conducted by USM, the annual impact of affordable housing investment in Cumberland County from 2010-2011 was estimated at 1,398 jobs, \$115.9M in increased wages, and \$5.3M in sales/income taxes. This RLF will be an important tool for these types of projects.

#### **ii. Job Creation Potential**

There are no Brownfields Job Training grantees in our area. However, we understand that GPCOG will be applying for a Brownfields Job Training Grant in FY16, and we will support and participate in this program. In addition, the City maintains excellent relationships with Southern Maine Community College (SMCC) and USM and we are currently working together to provide short-term training for skills in manufacturing. In addition, procurement policies that encourage use of local contractors will be included in the RLF program.

## **5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

### **a. Programmatic Capability**

We will draw on over 24 years of lending experience to administer the RLF. Our Economic Development Department currently manages a wide and successful portfolio of lending tools such as: our 60/30/10 Business Program; Micro Business Loan Program; Creative Economy Loan Program; Real Estate Development Loan Program; Regional Economic Development RLF (through FAME) and State Small Business Credit Initiative (through FAME). We've also structured and implemented more complex financial tools such as TIF districts. Key Team Members that are in place and ready to manage the RLF are below:

#### **i. Organizational Structure**

**Program Manager:** Greg Mitchell has been the City's' Economic Development Director since 2009. His work involves business recruitment/retention, advocacy of business interests in City government, marketing, strategic revisioning, negotiations with developers, and City land development. He has 30 years of economic development experience and will have overall management responsibility for the RLF.

**Project Manager:** Nelle Hanig has been managing the City's RLF and grant programs since 2008. Responsibilities include loan/grant applicant intake, and coordination with banks, underwriters, the City attorney, and applicants. Nelle also manages our Façade Improvement and Job Creation grant programs and helps developers and businesses with permitting and licensing. She'll be the day-to-day RLF manager.

**Underwriter (Consultant):** Vin DiCara, the City's underwriter since 2008, 29 years of experience in evaluating business credit needs including underwriting and the structuring of financing packages that utilize multiple sources of funds from the private and public sectors. Vin will provide underwriting services for the RLF, evaluate the viability of applicants, and make recommendations on loan/subgrant awards.

**Legal Advisor:** Michael Goldman is Portland's Associate Corporation Counsel and a former Maine Supreme Court law clerk. He has 10 years of experience in real estate and commercial transactions cases.

**Fund Managers:** Cathy Ricker, the City's Controller and Lori Paulette, Senior Executive Assistant. Cathy has been a CPA for 29 years and her responsibilities include financial reporting, reconciling accounts, preparing financial statements and coordinating audits. Lori Paulette has been with the Economic Development Department for over 30 years and has managed the Department's loan and grant funds since 2008. The Fund Managers will be responsible for financial management, tracking, and reporting for the RLF

The City will also procure the services of a QEP and any other required expertise using our well-defined competitive qualifications based solicitation process. This system also meets Federal procurement guidelines.

## **ii. Implementation Approach**

**Screening:** Nelle Hanig will manage the screening phase. As the first contact for clients, she will initiate a meeting and site visit to scope project eligibility and feasibility. She will also identify resources for redevelopment. Our QEP will scope the project's eligible cleanup costs.

**Enrollment:** Vin DiCara, the City's Consulting Underwriter, and Nelle Hanig, Project Manager, will manage the application phase to vet the project's financial feasibility. Vin will work with the client to secure documents necessary to prepare a report for the loan committee, including a summary of the project's benefits and an analysis of its financial and credit risks. Our QEP will review available reports and assess the effectiveness of the proposed cleanup to mitigate environmental risks. Greg Mitchell, Nelle Hanig, Cathy Ricker and Lori Paulette will review project status throughout the program to ensure the timely use of funds and that all technical, administrative, and financial requirements of the program are met.

**Review and Approval:** Vin will manage application review before the Portland Development Corporation, which will serve as the City's RLF Committee. The Portland Development Corporation (PDC) is staffed by the Economic Development Department and maintains a board consisting of local residents and business members as well as the City Manager and Mayor (ex-officio). Formed by the City in 1991, the PDC reviews and approves all requests for loans from the City's Revolving Loan Program (RLP) and has provided close to 150 Portland businesses with over \$8M in financial assistance. By a simple majority, the committee will vote to approve awards, make modifications, and guide actions in the event of a default. Our legal team will draft terms and conditions of awards and participate in the closing.

**Cleanup:** Once an award is made, the client's QEP will an Analysis of Brownfields Cleanup Alternatives (ABCA), Community Relations Plan (CRP), Quality Assurance Project Plan (QAPP), and Design and Bidding documents. Our QEP will review these plans and monitor cleanup activities relative to regulatory requirements and overall protection of health and the environment. They will also work with the client to secure DEP voluntary cleanup program completion, an RLF program participation requirement.

**Service:** Cathy Ricker and Lori Paulette, the Fund Managers, will manage the servicing phase. Internal controls include segregation of duties for recording and repayment of loans. Loan modules are integrated into the City's general ledger system. The City records transactions, generates loan profiles, and meets State and Federal reporting requirements. Closing documents are stored in a fireproof safe. Our QEP will monitor cleanup activities and approve reimbursements. Should there be a default or divesture, Vin will bring the project back to the RLF committee for review.

## **b. Audit Findings**

Portland has not received an adverse audit finding from an OMB Circular A-133 audit or a state audit, nor have we been required to comply with “high risk” terms under agency regulations implementing OMB Circular A-102. Previous grant funds have been returned to the EPA due to the expiration of the period of performance. However, better economic conditions, current high interest in loan applications, and a renewed marketing strategy will ensure that future funds are expended well before this RLF period ends.

## **c. Past Performance and Accomplishments**

### **iii. Has Received an EPA Brownfields Assessment, Revolving Loan Fund, or Cleanup Grant**

Portland is currently partnered with GPCOG on a \$200,000 AWP Grant for East Bayside. In addition, we received a \$200,000 assessment grant in 2005 (BF97132201), a \$150,000 cleanup grant in 2004 (BF97118101), a \$355,000 RLF recapitalization in 2006 and \$500,000 initial RLF grant in 1999 (BF97145801), and assessment grants issued between 1996 and 2001 totaling \$335,000 (V99186801). Each grant was managed per program requirements and successfully implemented as discussed below.

Compliance with Grant Requirements: All of our previous assessment and cleanup grants were completed in accordance with their work plans and met the applicable programmatic requirements. In addition, the City has completed timely quarterly reports, ACRES inputs (during the applicable timeframe), Phase Is/IIs, and cleanup reports. We have no open Brownfields grants. All available assessment and cleanup funding was expended prior to the end of the performance period. As noted previously, \$328,352.56 of prior RLF grant funds was de-obligated due to challenging market conditions, which stalled development projects that could have used the RLF and prevented us from loaning the funds before the period of performance expired. However, an improved economy, our demonstrated interest in loan applications, and renewed marketing strategy will ensure that future funds are loaned or subgranted well before the period for this RLF ends.

Accomplishments: As part of the previous assessment grant program, 8 sites were assessed, resulting in the preparation of 7 Phase Is and 8 Phase IIs. In addition, cleanup plans were prepared and remediation activities were completed to turn a dilapidated and contaminated rail corridor into the Bayside Trail, a livable, walkable, vibrant urban amenity. The trail, together with pocket parks, gardens, and public gathering areas, is a focal point for cultural activities and community programs, contributes to the economic vitality of the City, and improves the quality of life for the tens of thousands of residents, workers, and visitors. Previous RLF funds were also used to catalyze three successful remediation projects. All three were in the Bayside neighborhood and were consistent with the City’s New Vision for Bayside, a plan that was adopted by the City Council as an element of the City’s Comprehensive Plan:

*Department of Health Services (DHS), Marginal Way:* This project remediated a section of the Bayside Rail Yard, expanded the usable land, and enabled the development of a DHS building, which provided public services within walking distance of the residents of Bayside.

*Extension of Chestnut Street:* This project remediated 0.26 acres of land to address potential health risks, and added new street frontage, opening up more land for redevelopment in the Bayside Rail Yard. Other benefits included improved pedestrian and vehicular circulation within Bayside and a direct connection from the invigorated Bayside area to Congress Street and the heart of downtown Portland.

*Chestnut Street Lofts:* This site was remediated to address petroleum contamination, and then redeveloped into a 37-unit, 8-story, mixed use building. This project, with 37-residential units, was the first market rate housing built in Bayside since before WWII. The project’s location provides the opportunity for its residents to walk to numerous retail, service, cultural, and entertainment venues. The commercial units are populated by a hair salon and an immigrant-owned grocery store.

**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- ☐ Preapplication
- ☒ Application
- ☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New
- ☐ Continuation
- ☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/18/2015

4. Applicant Identifier:

City of Portland, Maine

5a. Federal Entity Identifier:

016000032

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

City of Portland, Maine

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

016000032

\* c. Organizational DUNS:

0717478020000

**d. Address:**

\* Street1:

389 Congress Street

Street2:

\* City:

Portland

County/Parish:

\* State:

ME: Maine

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

04101-3509

**e. Organizational Unit:**

Department Name:

Economic Development Dep't

Division Name:

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

Mr.

\* First Name:

Gregory

Middle Name:

A.

\* Last Name:

Mitchell

Suffix:

Title:

Economic Development Director

Organizational Affiliation:

City of Portland, Maine

\* Telephone Number:

2078748945

Fax Number:

2077568217

\* Email:

gmitchell@portlandmaine.gov

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-05

\* Title:

FY16 Guidelines for Brownfields Revolving Loan Fund Grants

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Through cleanup and reuse of Brownfields sites, recapture manufacturing businesses and jobs, and provide safe, affordable housing for under-served manufacturing and other low/moderate income workforce.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="800,000.00"/>
* b. Applicant	<input type="text" value="58,800.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="101,200.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="960,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: